

094.0

0002

0022.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
923,900 / 923,900  
923,900 / 923,900  
923,900 / 923,900

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		FOREST ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: PAGE ELLIOT D ETAL/ TRUSTEES	
Owner 2: 155 FOREST REALTY TRUST	
Owner 3:	

Street 1: 155 FOREST STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: PAGE EUGENE D/REBA N -

Owner 2: PAGE ELLIOT -

Street 1: 155 FOREST STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 17,653 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 2087 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17653		Sq. Ft.	Site		0	70.	0.48	5			Topo	-10					598,242						598,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							17653.000		324,900		800		598,200		923,900							
Total Card							0.405		324,900		800		598,200		923,900		Entered Lot Size					
Total Parcel							0.405		324,900		800		598,200		923,900		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		442.69		/Parcel: 442.6				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,900	800	17,653.	598,200	923,900	923,900	Year End Roll	12/18/2019
2019	101	FV	252,200	900	17,653.	606,800	859,900	859,900	Year End Roll	1/3/2019
2018	101	FV	250,700	0	17,653.	453,000	703,700	703,700	Year End Roll	12/20/2017
2017	101	FV	250,700	0	17,653.	410,200	660,900	660,900	Year End Roll	1/3/2017
2016	101	FV	250,700	0	17,653.	393,100	643,800	643,800	Year End	1/4/2016
2015	101	FV	236,400	0	17,653.	333,300	569,700	569,700	Year End Roll	12/11/2014
2014	101	FV	236,400	0	17,653.	316,200	552,600	552,600	Year End Roll	12/16/2013
2013	101	FV	236,400	0	17,653.	300,800	537,200	537,200		12/13/2012

Parcel ID 094.0-0002-0022.0

!7715!

## PRINT

Date

Time

12/10/20

22:19:39

## LAST REV

Date

Time

07/14/20

15:24:15

mmcmakin

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAGE EUGENE D/R	74804-511	1	6/3/2020	Family		1	No	No	
FAUTH BARBARA M	53934-7		12/1/2009		570,000	No	No		
DIPETRO MICHAEL	41595-108		12/11/2003		487,000	No	No		
DIPETRO MICHAEL	35332-442		4/24/2002	Family		1	No	No	
NOMURA KIYOSH	30238-367		6/1/1999		369,900	No	No		
NOMURA KIYOSHI	27047-566		2/6/1997	Forclosure		1	No	No	A

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2008	261	Re-Roof	7,800			G9	GR FY09	

## ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	Meas/Inspect	BS	Barbara S
3/31/2009	Measured	372	PATRIOT
5/17/2004	MLS	HC	Helen Chinal
5/10/2000	Inspected	276	PATRIOT
2/4/2000	Measured	197	PATRIOT
8/2/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath: 1	Rating: Good					FFL	8	WDK										
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:					1	8	7	15									
			%	1/2 Bath:	Rating:	A HBth:	Rating:								ENT 4									
				OthrFix:	Rating:								3											
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units: 1																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
Color: YELLOW				Frl:	Rating:					Other														
View / Desir:				WSFlue:	Rating:	Upper					Upper													
<b>GENERAL INFORMATION</b>				Lvl 2					Lvl 1															
Grade: C - Average				Lvl 1																				
Year Blt: 1920		Eff Yr Blt:		Lower																				
Alt LUC:		Alt %:		Totals	RMS: 8	BRs: 3	Baths: 1	HB																
Jurisdct:		Fact: .																						
Const Mod:																								
Lump Sum Adj:																								
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>												
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRs	FL													
Prim Int Wall: 2 - Plaster				Functional:		%	Interior:	1	8	3	M													
Sec Int Wall:				Economic:		%	Additions:																	
Partition: T - Typical				Special:		%	Kitchen:																	
Prim Floors: 3 - Hardwood				Override:		%	Baths:																	
Sec Floors:				Total:	26.4	%	Plumbing:																	
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:																
Subfloor:				Basic \$ / SQ:	130.00		Heating:																	
Bsmnt Gar:				Size Adj.: 1.15311456			General:																	
Electric: 3 - Typical				Const Adj.: 0.99989998																				
Insulation: 2 - Typical				Adj \$ / SQ: 149.890																				
Int vs Ext: S				Other Features: 80500																				
Heat Fuel: 2 - Gas				Grade Factor: 1.00																				
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																				
# Heat Sys: 1	% Heated: 100	% AC:		NBHD Mod: 1.00																				
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00																				
% Com Wall	% Sprinkled:			Adj Total: 441404																				
Depreciated Total: 324973				Depreciation: 116531			Juris. Factor:		Before Depr:	149.89														
								Special Features: 0		Val/Su Net:	102.78													
								Final Total: 324900		Val/Su SzAd:	155.68													
<b>MOBILE HOME</b>				Make:			Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 094.0-0002-0022.0												<b>IMAGE</b>								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
19	Patio	D	Y	1	18X25	A	AV	1970	3.08	T	39.2	101			800		800							
More: N				Total Yard Items:				800	Total Special Features:								Total:	800	<b>AssessPro Patriot Properties, Inc</b>					